

# Government Furnished Facilities

## Government Provides:

- Space as identified in the latest SPAWAR PEO Naval Message suitable for the purpose (ie, meeting the requirements for a server farm, point of presence or POP, network operations center or NOC, Global NOC, etc). A new message will be published from PEO by end of June.
- GFF building amenities should include adequate SF (published SF is net versus gross SF), heating and ventilation (air conditioning if available), power, etc. Other requirements include room heights, floor loading capacities
- GFF buildings must be free of hazmat such as Lead, asbestos, etc. Buildings should not leak.

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- Information such as building and utility as-built drawings, current loads on all utilities, such as electric panels, transformers, central utility plants, water, sewer, etc.
- Information on utility maintenance schedules, utility reliability and back-up systems.
- Dates on when tenants are moving and coordination for moving those tenants to new spaces.
- BOS services such as custodial service, trash disposal and telephone, mail service, utilities, safety, emergency services, etc.
- Functional fire detection and suppression systems

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## Government Provides:

- Construction process assistance, coordination and minimal oversight provided from Resident Officer in Charge of Construction offices. This would include coordination with PWC on utility outages and tie-ins, coordination with security on road closures, coordination with other projects
- Direct Region staff support includes space allocation process, hazmat testing, assistance with NEPA/SHPO process, decisions on moving tenants, BOS contract support for custodial, etc. Developing and signing Site Concurrence Memorandum (SCM) with the ISF contractor
- Region support from PWO offices includes assistance in the building selection process, other coordination and providing as-built drawings

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## Government Provides:

- Physical security of the buildings, warehouses, and admin spaces provided for NMCI
- Security badging for contractor personnel constructing facilities. Security escorts into areas contractor personnel normally not badged for
- Additional building SF for Base Level Support facilities that includes permanent and temporary admin space and permanent and temporary warehouse space. These buildings also have unique requirements spelled out in latest PEO Naval Message.

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## Government Provides:

- Other support required from Engineering Field Divisions/Activities include fire protection engineering review and certifications, code compliance review, real estate leases (when needed). Initiate EM safety surveys for roof top NMCI antenna installations
- Other support required from the Public Works Centers (where the AOR reaches) includes decisions on modifying central utility plants, where and when utility tie-ins occur.

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## Government Provides:

- Local Communications Security officers support needed for security design review and final inspection
- Funding required for PWC utility reviews and outages and for EFD/A support
- Expediting all government processes to meet help Information Strike Force (ISF) contractor deadlines. The \$10 million NOC was designed and built in North Island in less than 5 months

# Government Furnished Facilities Contractor Provides:

- Evaluations of buildings proposed for NMCI facilities. ISF will do a quick look and follow up with full site assessment and acceptance or rejection of building
- Schedules for construction facility build outs that meet SPAWAR expectations and are achievable
- Design of the facilities required for IT systems using commercial standards including NFPA, ADA, etc.
- Facility build outs including raised flooring where needed, interior walls, drop ceilings, additional lighting, conduit, wiring, equipment, telephones, systems furniture, etc.

# Government Furnished Facilities Contractor Provides:

- Back up power (generators, UPS) and HVAC in cases where it doesn't exist or doesn't meet NMCI requirements.



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## Lessons Learned:

- Regional Commanders must get involved early. Some bases are reluctant to give up space. Some tenants don't want to relocate. Work with Fleets for fund requirements
- Regions must provide space that meets the requirements listed in the latest PEO message.
- Space requirements are increasing in the new message due out in June. Southwest Division can provide SF requirements in advance of the new message. Identify selected buildings as early as possible
- Need to identify points of contact at Region and other activities that are responsible for NMCI fast actions

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## Lessons Learned:

- Identify and request government financial requirements this FY to take advantage of available Fleet funds
- Get PWOs involved early to consider facility costs to the government and to provide as-built drawings prior to ISF advance Team arrival
- Consider government costs in selection of buildings to be offered. Cost of providing appropriate power can be significant
- Existing asbestos and lead hazmat reports are proving inadequate. Need to redo reports with some destructive testing

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## Lessons Learned:

- Need to coordinate moves of tenants
- Building Code requirements should be sorted out soon. Commercial standards govern in most cases
- Contractor is financially motivated to move quickly and has aggressive schedules for all facilities. Need to accelerate all government processes to avoid delays which could have financial impacts to the government
- Construction by ISF contractor to date has been fast and excellent
- Navy needs to coordinate plan of action with the Marine Corps plan of action. Many facilities are overlapping